

SEPTEMBER 2020

BUILDING CONDITION ASSESSMENT REPORT (SUPPORTING MATERIAL FOR TDR/TDP
CERTIFICATION REQUEST)

UNIVERSITY METHODIST EPISCOPAL CHURCH/VINEYARD CHURCH

4142 Brooklyn Ave NE



PREPARED BY:

1212 NE 65th Street Seattle, WA 98115-6724

206 523 1618

info@tjp.us | tjp.us

TABLE OF CONTENTS

1.0 Introduction _____	1
1.1 Admin Data _____	1
1.2 Project Team _____	2
1.3 Methodology _____	2
2.0 Building Description _____	3
3.1 Past Permits _____	4
3.0 Exterior Materials _____	5
3.1 Roofing, Gutters & Downspouts _____	6
3.2 Siding & Paint _____	7
3.3 Windows _____	8
3.4 Porches _____	10
3.5 Basement and Foundation Walls _____	11
4.0 Interior Finishes _____	12
5.0 Building Systems _____	15

1.0 INTRODUCTION

This condition assessment was requested by the Department of Neighborhoods in order to demonstrate that the former University Methodist Church now the Vineyard Church has met the requirements to have Transfer of Development Potential (TDP) certified by the Landmarks Preservation Board. The subject parcel was made a City of Seattle Landmark in 1981 under ordinance number 110350. Subsequent Lot Boundary adjustments separated the original Church from the Parsonage building. Today they are owned by two separate entities, and both retain landmark status under the ordinance. Per SMC 23.48.623 Landmarked buildings in SM-U zones in the University District are eligible for TDP. Per SMC 28.58A.042 C: “Landmark structures on sending lots from which Landmark TDP or TDR is transferred shall be rehabilitated and maintained as required by the Landmarks Preservation Board.”

A draft condition assessment was reviewed by the Department of Neighborhoods in September of 2020, and additional information regarding specifics on the interiors, building systems, and windows was requested and the report updated at that time.

1.1 ADMINISTRATIVE DATA

Historic Building Name: University Methodist Episcopal Church

Common Building Name: Vineyard Church

Address: 4142 Brooklyn Avenue NE, Seattle, Washington

Location: University District

Assessor's File Number: 114200-1145

Legal Description: LOTS 23 AND 24 IN BLOCK 14 OF BROOKLYN ADDITION TO SEATTLE, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 32, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

Date of Construction: 1906

Original Use: Church

Present Use: Church

Original Owner: University Methodist Episcopal Church

Present Owner: Vineyard Church

Original Designer & Contractor: unknown

Property Size: 8,240 sf

Building Size: 17,811 sf

1.0 INTRODUCTION

1.2 PROJECT TEAM

Studio TJP, formerly the Johnson Partnership

Ellen F. C. Mirro, AIA – Research, field work and report preparation.

Steven M. Campbell, AIA – Field work, FAR calculations.

Seattle Vineyard Church

John Hix Co-lead pastor – information on recent maintenance.

Miller Interior Design – Floor Plan Drawings used in FAR calculations.

1.3 METHODOLOGY

The field survey was conducted by Ellen F. C. Mirro, Principal Architect and Architectural Historian at Studio TJP. The exterior survey and photography were undertaken July 29, 2020. Ellen Mirro conducted the survey from the exterior of the building using all appropriate social distancing (no one else was in attendance), and using personal protective equipment including a facial covering. The side yard obscured clear photographic representation of the southern facade. Another site visit was conducted on September 18, 2020 to observe the interior of the building. John Hix, the co-lead pastor, conducted a tour of the building for Ellen Mirro, including basement and attic spaces. Appropriate social distancing and personal protective equipment consisting of facial coverings were used.

Permit research was conducted at Seattle Department of Construction and Inspection (SDCI), at the microfilm library and in an online record search.

Maintenance records have been kept by Seattle Vineyard Church and were communicated to Studio TJP by Co-lead pastor John Hix. Additional information on the past history of changes to the Church building has been obtained from personal communications from Keith Miller of Miller Interior Design.

Our research investigated the permit history of the building and took a general overview of the condition of the materials on the exterior of the building in 2020.

2.0 BUILDING DESCRIPTION

The former University Methodist Episcopal Church, now the Vineyard Church, is a two and a half story wood framed Victorian church building constructed in 1909. It is located on the corner of Brooklyn Avenue NE and NE 42nd Street.

The roof shape consists of a main gable running east to west with wall gable dormers centered at the midpoints of the northern and southern faces of the roof slope. A three-story octagonal tower marks the corner of Brooklyn Avenue NE and NE 42nd Street. A separate, lower, north-south gable roof covers the eastern end of the church. The main gable is framed with joists resting on free spanning timber warren trusses running east-west in order to provide a large interior sanctuary space free of supports.

The building rests on a concrete foundation, with a full basement.

The main corner entry accesses the building a half story up from the basement level. There are two other entries to the building, one at the southern end of the Brooklyn Avenue NE façade, and the main church entry on the eastern end of the NE 42nd Street façade. This entry also accesses the building at a split level between the basement and main floor. The eastern entry is centered under the lower north-south gable on the eastern end of the church building and marked with a half round window in the gable end.

Patterns of fenestration on the church include series of stained-glass windows on the northern, western and southern facades capped with half-round stained glass windows centered under the gables.

There are three restaurant tenants located in the basement story of the building. One has no street frontage and is accessed from the eastern entry, one is accessed from an areaway along NE 42nd Street, and the third storefront is at street level along Brooklyn Avenue NE as the street grade lowers.

The basement story is occupied by the restaurants on the northern and western side of the building, a central corridor for access, church classrooms on the southern side of the building, and the boiler room in the southeastern corner of the building.

The main floor of the building contains the church sanctuary on the western side of the building, a meeting room called the “Watershed Room” used for meal service located behind the split-level eastern entry to the building, and a kitchen located in the southeastern corner of the building.

The mezzanine level contains church offices, a children’s playroom, a nursing room for mothers, and the mezzanine seating in the sanctuary.



2.1 PAST PERMITS

In 1983 there was a major remodel of the building under permit #602075 to “Repair existing Church building.” This permit was granted along with a Certificate of Approval from the Seattle Landmarks Preservation Board shortly after the building was Landmarked. This remodel included the addition of commercial street front spaces along Brooklyn Avenue NE and NE 41st Street which are used for restaurants. It also appears that a shed dormer was added to the eastern, alley, facade during this remodel.

Another rehabilitation in 2012, obtained both electrical and mechanical permits, along with a construction permit which mentions “Alterations to repair fire/water damage.” This permit removed an existing skylight at the roof above the sanctuary that was leaking. A Certificate of Approval from the Seattle Landmarks Preservation Board was granted for repainting the building, and this 2012 rehabilitation won a preservation award from Historic Seattle.

Since 1983, there have been numerous permits for construction, equipment, electrical, conveyance, boilers, and side sewer, indicating that the church has been diligent in the maintenance of their property.

Construction Permits were:

6253365-CN in 2010 for “Alterations to expand existing restaurant (Myung Dong) into adjacent tenant space and occupy, per plan.”

6300159-CN in 2011-2012 for “Alterations to repair fire/water damage to existing church per subject to field inspection.”

Electrical permits were issued in 2011, 2012, 2013, and 2014.

A mechanical permit, #6307321-ME, was issued in 2012 for “Replacing existing equipment & duct systems with new system of like size & capacity due to water damage.”

The side sewer permit was issued in 2019.

The equipment and conveyance (lift) has been continuously inspected.

3.0 EXTERIOR BUILDING MATERIALS

The exterior materials of the Church include:

1. Non-original replacement asphalt shingle roofing and replacement painted metal gutters and downspouts.
2. Original painted cedar siding.
3. Rehabilitated windows. Windows contain replacement compatible wood sash, some with original stained glass, original frames, and original wood trim at the exterior. The windows on the northern southern, western and northern façades at the main and mezzanine floor contain the original stained glass which has been protected in new window units behind plate glass facing the street. The glazing in these windows has been separated by contemporary metal spacers. Additionally, at the interior where the stained glass is in high traffic areas, such as the mezzanine of the sanctuary, plexiglass insets have been installed to further protect the stained glass from damage. Windows at the alley are compatible insulated glass, some with original stained glass transoms. Windows at the basement level are storefront plate glass, or insulated glass at the alley. A series of windows on the eastern facade mezzanine level are non-original, installed in a shed dormer addition.
4. Doors are non-original, and are located at the entries, at the southern patio, and at the storefronts, as well as at the interior of the building.
5. Original painted wood porch posts, brackets and trim at the exterior of the building.
6. Non-original painted parge coated concrete basement walls and porch stairs.

3.1 ROOF, GUTTERS & DOWNSPOUTS

Visual assessment of the roof, gutters, and downspouts indicated that these materials were in good condition and well maintained.



For additional information on historic roofing see <https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>



According to National Park Service Technical Assistance Memo#4: Roofing For Historic Buildings:

“In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive....Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slates, or tiles.”

“At least twice a year, the roof should be inspected against a checklist. ... Certain items should be checked at specific times. For example, gutters tend to accumulate leaves and debris during the spring and fall and after heavy rain.”

Church records indicated the roof was replaced in 2012. The roof replacement included the removal of leaking skylights.

Church records and scheduled maintenance indicated routine inspection and tasks related to maintaining the roof and gutter system. All evidence points to frequent inspection of the roof surface and frequent gutter cleaning. In addition, all soffits have been painted, venting maintained, and original brackets are intact.



3.2 SIDING & PAINT

The existing painted cedar siding is in fair to excellent condition, depending on the location of the siding on the building. Overall the siding is in good condition. One of the key factors in maintaining wooden siding is maintaining the paint finish.

Church records indicate the exterior of the church was re-painted in 2012, and the paint finish is regularly maintained, including repainting the entryway in in spring of 2020.

More information of maintaining exterior paint can be found at: <https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>



Photo: Historic Seattle, 2011

The paint finish is now green color. Evidence at porches and the main floor indicates this color has been touched-up to cover graffiti and other repairs to the siding. Siding maintenance is scheduled for the Fall of 2020.



Seattle Landmarks Preservation Board granted a Certificate of Approval for changing the paint colors in 2012.



Photos: Studio TJP, 2020

3.3 WINDOWS & TRIM

A comprehensive window condition survey was not undertaken as part of the scope of the building condition assessment. However, all of the windows appeared to be in good condition and well maintained. Most windows at the upper portion of the building were rehabilitated, probably under the 1983 permit and Certificate of Approval.

According to NP Preservation Brief #9

Windows should be considered significant to a building if they:

1. are original, 2. reflect the original design intent for the building,
3. reflect period or regional styles or building practices, 4. reflect changes to the building resulting from major periods or events, or 5.
- are examples of exceptional craftsmanship or design.

In any evaluation, one should note at a minimum: 1. window location, 2. condition of the paint, 3. condition of the frame and sill, 4. condition of the sash (rails, stiles and muntins), 5. glazing problems, 6. hardware, and 7. the overall condition of the window.

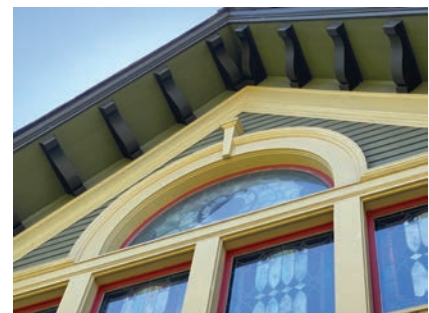
The windows reflect the original design intent of the building, although they contain some non-original components. We found that the condition of the paint was good to excellent, the condition of the frame and sill was excellent, the condition of the sash was excellent, there were no evident glazing problems at the exterior, and the overall condition was good to excellent.

The excellent condition is due to the extensive rehabilitation of the windows and careful preservation of the stained-glass.

More information of maintaining wood windows can be found at: <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>



Photos above show details of windows at alley. Photos to the left and below show windows at northern facade



The window rehabilitation included new compatible wood sashes to accommodate double glazing which protects the historic stained glass.

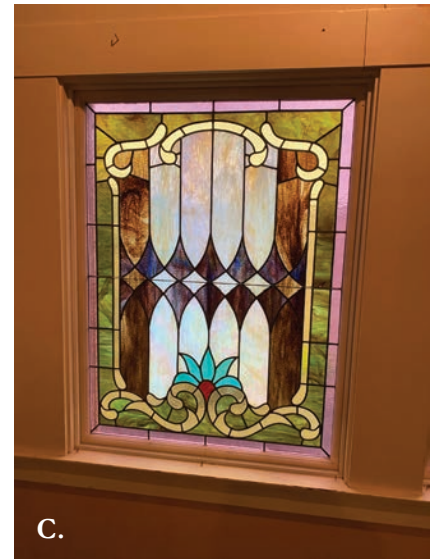
In addition, there are new window openings at the basement level, to accommodate the retail business and new windows at a shed dormer addition on the eastern side. These window openings were approved by Certificate of Approval in 1983.

Re-caulking of the windows is scheduled maintenance for the Fall of 2020.

3.3 WINDOWS CONT.



A.



C.



D.



B.

Photos:

A. Non-original entry doors with rehabilitated original stained-glass windows.

B. Non-original dormer windows at the eastern facade in the church office

C. Rehabilitated original stained-glass window

D. Replacement sash at rehabilitated stained-glass window, which holds double glazing for protective pane at exterior.

The subject building contains two wooden porches, one at the northwestern corner, and one at the western facade southern end. Both porches have gable roof coverings, wooden posts, brackets, and square spindle railings atop wood wall guardrails.

NPS preservation brief #40 asks the following condition assessment questions for porches:

- “What is the condition of the porch?”
- “Are the porch posts providing adequate support?”
- “Is the roofing and drainage system keeping the water away from the porch?”
- “What is the flooring condition?”
- “Is there evidence of general wood decay?”
- “Are there open cracks or joints in the woodwork?”
- “Does peeling paint indicate deeper problems?”
- “Are trees, shrubbery and flowerbeds threatening the porch?”

The porches on the subject building are in generally good condition. The porch posts provide adequate support. The roofing and drainage systems keep water away from the wood structures of the porch. The flooring is painted concrete, and is in good condition. There is no evidence of general wood decay, nor is there evidence of cracks or joints in the woodwork. There is no peeling paint. The nearby street trees do not pose a threat to the porches.



Northwestern porch pictured in image above, southern porch in image to the right

3.4 PAINTED WOOD PORCH, BRACKETS, AND TRIM

More information on preserving historic wooden porches can be found at:

<https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>



Northwestern porch pictured in images above and below



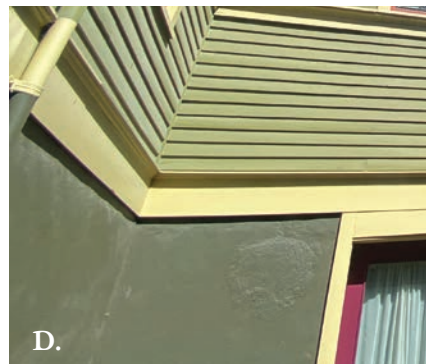
3.5 FOUNDATION WALLS

The current configuration of the basement walls dates from the 1983 remodel when the Landmarks Preservation Board granted a Certificate of Approval to add storefront retail to the building among other rehabilitation items. The concrete foundation has been coated with a cementitious parging and painted. The maintenance of the paint, and control of the roof water run-off and maintenance of the gutters has prevented any major issues with water intrusion and delamination. The basement and foundation walls are in good condition, as are their exterior coatings.

Photos below:

- A. Western facade of subject building
- B. Northern facade areaway of subject building
- C. Southern facade of subject building
- D. Detail of materials at southern facade, painted parge coated concrete, with wood trim and wood siding above.

More information on preserving historic concrete can be found at: <https://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm> and on the use of substitute materials on historic buildings at: <https://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>



4.0 INTERIOR FINISHES

The interior materials of the Church include:

At the entryways finishes include: non-original brick flooring, non-original painted gypsum wallboard at both walls and ceilings, contemporary painted wood trim with a flat profile, stained wood at the stairs and handrail in the corner tower entry, brick stair and metal handrail at the east entry along with an accessibility lift, non-original track lighting at the corner tower entry, non-original hanging fixtures at the east entry. Lighting fixtures appear to date from the 1983 rehabilitation.

At the basement hallway and restaurant spaces finishes include: non-original brick flooring, painted gypsum wallboard walls and ceiling, flat profile painted trim, pendant lighting.

At the basement classrooms finishes include: carpet flooring, painted gypsum wallboard walls and ceiling, flat profile painted trim, exposed HVAC ducts and pipes at ceiling, and fluorescent lighting.

At Restaurants-Little Thai, Korean Tofu House, and Saigon Deli finishes include: laminate flooring, painted gypsum wallboard walls and ceiling, flat profile painted trim, accent wall treatments, exposed HVAC ducts at ceiling, and both pendant and fluorescent lighting.



Photos: A. Tower entry viewing north, B. east entry viewing north including non-original doors and rehabilitated stained-glass windows, C. east entry viewing east up stair, D. viewing south at basement hall near restaurants.

At the sanctuary: The ceiling consists of painted surfaces defined by wooden ribs radiating out from a recessed octagon. Triangular stained-glass panels mark each point of the octagon, and a central octagonal stained glass piece is located at the center of the tallest raised portion of the ceiling. These ceiling stained glass panels are non-original and were probably installed in the 1983 remodel. The ceiling geometry is further complicated in three locations where the geometry folds and raises to accommodate the half round stained-glass windows on the southern, western, and northern facades. These stained glass windows are located in the gable ends of the facades. To maintain symmetry, a fourth section of the ceiling is also raised on the eastern side of the sanctuary ceiling above where the cross is hung. Lighting is recessed, and appears to date from the 1983 remodel. Ventilation and speakers are also located in the ceiling. Walls are painted gypsum wallboard. Trim is non-original painted flat profile wood. Flooring is commercial vinyl tile. A stage is located in the southeastern corner of the room with simple painted proscenium trim encasing side spaced speakers as well as the stage and a painted arch above it. The curving mezzanine is supported on painted round columns with square caps. Wooden panels encircling the mezzanine could be original, but the metal railings are not original. Flooring at the mezzanine is carpet.

4.0 INTERIOR FINISHES CONT.



Photos: above view of column supporting mezzanine, below wide angle view of sanctuary veiwng southwest.



At the main floor Watershed room finishes include: carpet flooring, painted gypsum wallboard walls and ceiling, slat-wall on portions of the walls, painted beadboard on other portions of the walls. The trim at relights to the east entry stair is contemporary painted flat profile, and the trim at windows on exterior walls is traditional with stools, aprons, and flat mitered trim with backbands. Exposed HVAC ducts and pipes at ceiling, and pendant schoolhouse fixtures for lighting.

At the main floor kitchen finishes include: commercial vinyl flooring, painted gypsum wallboard, dropped acoustical ceiling, and fluorescent lighting.

At the Mezzanine offices, and support rooms finishes include: carpeting flooring, painted gypsum wallboard and ceilings, contemporary painted flat profile trim, and track lighting.



4.0 INTERIOR FINISHES CONT.



Photos: A. Watershed room, B. Kitchen, C. Church offices at mezzanine, D. children's playroom at mezzanine.

5.0 BUILDING SYSTEMS

As noted in section 2.0, Building Permits, there has been continual activity to update and maintain building systems with permits for electrical, mechanical and conveyance. As stated above:

Electrical permits were issued in 2011, 2012, 2013, and 2014.

A mechanical permit, #6307321-ME, was issued in 2012 for “Replacing existing equipment & duct systems with new system of like size & capacity due to water damage.”

The equipment and conveyance (lift) has been continuously inspected.

In addition, according to church maintenance records:

- The air conditioning (AC) units were updated in 2011.
- The boiler was replaced in June 2020.

Ongoing routine maintenance consists of:

- Maintaining the fire suppression system,
- Inspection and actions for pest control,
- HVAC Maintenance,
- and weekly Janitorial service.

The installation of a closed-circuit security system is planned for 2021.

The fire suppression system appears to date from the 1983 rehabilitation, with sprinklers throughout the building.

The electrical systems have been updated, but much of the system appears to date from the 1983 rehabilitation, with many of the lighting fixtures also appearing from that era.

The mechanical system has been continuously updated, with the mechanics for air handling, air conditioning, and the boiler all installed within the last 10 years, along with some of the ducting at the attic. However, much of the ductwork was installed in 1983 during the major rehabilitation.

Photos to the right: views of fire suppression plumbing, electrical conduit, and new insulated duct at attic.



Above: new boiler.

